

MINUTES
December 14, 2023
Milford Township Hybrid Meeting (Joint Board of Supervisors and Planning Commission)
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A joint meeting of the Milford Township Planning Board and Board of Supervisors was called to order at 7:00 P.M. by Planning Board Chairman Kevin Stroyan. Also present at this meeting were Members Ray Willis (Vice-Chairman), Supervisor Robert Di Lorenzo, Supervisor Rachel Henricks, Supervisor Gary Williams, Solicitor Thomas Farley, Thomas Shepstone, Secretary Shahana Shamim, Assistant Secretary Barbara Schiavone.

Minutes: There was a suggestion made to make certain corrections to the Minutes from 11/28/2023. Mr. Ray Willis made a motion to approve those minutes with those corrections and Mr. DiLorenzo seconded and passed unanimously.

Certificates of Appreciation were handed out by Rachel Hendricks to the Planning Commission with the Supervisors thanks and appreciation for their service.

It was recommended by Mr. Farley to have the line item of AutoZone Retail Auto Parts Store to be moved closer to the end of the meeting.

Draft of the Subdivision and Land Development Ordinance (SALDO) – adding (i) Alternative Energy and (ii) Earth Disturbance and Filling Permit to SALDO: Tom Shepstone had a list of questions and concerns to go over from the SALDO Ordinance. The following were his recommendations, in accord with Tom Farley & Rachel Hendricks.

Pg. 19. D – Regarding Submission Procedures – There was discussion regarding whether the proposed language was clear as to the submissions being required in advance of the non-workshop meeting and whether clarifications were needed for this aim. Mr. Farley will further look into the Sunshine Act’s qualifications of workshops but at this time the language was to be left as is.

Page 21. Item 7 – Change to forwarded to DEP by the “Township Secretary”.

Page 38. D – Tom S. said “stone fields” should be taken out. He said 50% should stay as wetland can be used for utility. Tom S. suggested changing the 12% in grade to 15%, and this was agreed upon.

Page 38.G – Tom S. suggested taking the whole section out.

Page 39.C - Tom S. suggested taking per capita per day out & leave 400 per day in.

Page 52. Q1 – Driveways serving one single family home not subject to any of the street design or improvement requirements. Tom S. said they are still subject to state ordinances. Rachel asked if we could say they shall be subject to and name the ordinance that applies? Tom

S. agreed. Tom S. said he will say “shall be subject to any Township driveway permit design specifications.”

Page 55. C – Tom S. said he would simply say “shall comply with any Township Stormwater Management Ordinance that may be in effect or DEP best management practices in the alternative.”

Page 55. G – It says enclosures shall be placed within one year of occupancy of the manufactured /mobile home but after discussion it was agreed to change the language to “before a certificate of occupancy is issued.”

Page 58. I. 2 – Tom S. said it says 3 & 2 feet and after brief discussion it was agreed to change it to 5 feet.

Page 59. K. 1 – There was discussion regarding the proposed density for mobile home developments. Tom S. said a mobile home is considered affordable housing. It was agreed to change the density to 4 per acre and the open space to no less than 10% dedicated to active recreational activity not to include wetlands.

Page 66. 8 – Waste Disposal – After discussion, it was agreed this language will remain as previously written.

Page 67. 12 – After discussion, it was agreed to change language to read covered receptacles (dumpsters cannot be airtight) locations convenient to all campsites.

68.18 – Potable Water – Language to remain as previously written.

Page 75. C – conversion of single family to two family dwellings. There was a discussion regarding the requirements that conversions must adhere to and challenges they can impose. It was agreed there would be no change to this language at this time.

Marijuana Dispensary – PSATS has draft ordinance language for marijuana related businesses. There was discussion regarding the structure of the PSATS model’s requirements and the typical concerns as well as legalities. Tom S. would need to go back & research it again.

Rachel told Shahana to put the proposed SALDO revisions on the agenda for Monday and said they will have to send to the county.

Kevin said something else that should be on our radar are charging stations. Bob asked about solar farms and Rachel said it’s on the agenda as alternative energy. Rachel said one of the things discussed was putting solar over parking and over roofs, rather than using open space. Tom S. thinks it is more of a zoning thing than SALDO.

AutoZone Retain Auto Parts Store – will attend the meeting on January 23, 2034.

Public Participation/Discussions – Rachel discussed her TV interview and the questions asked of her. She explained that we were working on water protection before the application for the warehouse came in.

Kevin explained he went to Milford Water Authority's meeting this week to put out a hand from the planning commission. They think we can enact an ordinance that would require Land Development and Land Use to be concurrent. We have encouraged that in the past & it has always been our preference but he would defer to his solicitor and the Supervisors solicitor. He doesn't think it is possible with MPC and with where the Governor is with this type of development. They suggested a joint workshop to Kevin and he thought that was reasonable. Maybe we could get an expectation of what they are looking for. There was a discussion regarding various potential ordinance changes that the experience of processing the warehouse application has brought focus to.

Rachel asked Lee Stinett to give us a document for our own edification. Kevin asked Rachel if Planning could re-org at the workshop and Rachel said they can specifically allow that at the Supervisors Re-org meeting. They could set Planning's re-org for that date if they would like. Kevin asked if there were any applicants or pressing business for the Supervisors and would entertain a motion that they advertise there would not be a meeting on Dec. 26th. Bob made a motion and Ray seconded and it passed unanimously.

Kevin asked if there were any further questions or comments and Ray mentioned, regarding the Auto Zone plan, the Dollar General driveway does not line up with the other property and he thought they were supposed to be congruent. Kevin said at the time of the application, this road was completed. Ray said he thought PennDot wanted to see that. Dollar General had to put that in.

Kevin asked the staff to research all the minutes surrounding Dollar General. Tom F. asked if it was conditional use and Kevin said he thought it was. Tom F. said there should be transcriptions of the hearing. Kevin said we need a copy of the approval maps. Kevin said there is not enough buffer between Milford Town Green and their open space. Dollar General and AutoZone will be side by side. Kevin mentioned reading a note saying shared as per plot plan. Bob stated that Dollar General buys 2 acres and has to put parking in front which was part of the negotiation. Tom F. said it sounded more like a waiver than a variance. Bob asked Shahana if Shawn reviewed this. She said yes. He wrote that it had to be forwarded to the Planning Commission. No further comments yet. Rachel said the water protection will apply due to the location near Wheatfield Village's community well. Tom F. asked that the office email him the final executed ordinance. There was discussion regarding how it may affect the application, apply to it, or what alternatives might potentially be available.

Bob D. made a motion to adjourn, Ray W. seconded it, unanimous agreement.

Thanks,

Barbara Schiavone
Assistant Secretary